

\* \* \* \* \*

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

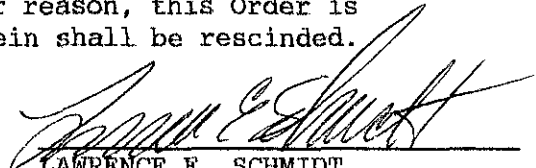


submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear building face to rear property line setback of 15 feet in lieu of the required 30 feet for a proposed 26' x 34' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 3/16/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 6, 1996

Mr. Donald R. Wright  
403 Woodbine Avenue  
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Woodbine Avenue, 210' N of the c/l of Chesapeake Avenue  
(403 Woodbine Avenue)  
9th Election District - 4th Councilmanic District  
Donald R. Wright - Petitioner  
Case No. 96-296-A

Dear Mr. Wright:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File





# Petition for Administrative Variance

96-296-A

## to the Zoning Commissioner of Baltimore County

for the property located at 403 Woodbine Avenue

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1

1B01.2.C.1.b. (Setback Requirements for Single Family detached Residential Dwellings in D.R. 3.5) 30' from rear building face to rear property line. To permit a 15' rear yard in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY (SEE ATTACHED SHEET)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Donald Rigsby Wright

(Type or Print Name)

Signature

(Type or Print Name)

Signature

403 Woodbine Avenue

296-6732

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Julie Wright

Name WHITEFORD, TAYLOR & PRESTON

210 W. Pennsylvania Ave. 832-2084

Address

Phone No.

Towson, MD 21204

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_, 19\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: MDK

DATE: 2/7/96

ESTIMATED POSTING DATE: 2/18/96



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 298

DUROFILMED

ORDER RECEIVED FOR FILING

Date 3/6/96

9-1-99

PRACTICAL DIFFICULTY

96-296-A

Applicant seeks the variance in order to construct an addition to his single-family detached, owner-occupied, residential dwelling. Compliance with the strict letter of the setback requirement would render conformity with such restrictions unnecessarily burdensome because constructing the addition on any other area of the lot would require material alterations to the site. The topography of the lot is such that to build the proposed addition on the north side of the house, in order to comply with setback requirements, would necessitate regrading the lot for drainage purposes, thereby destroying a manmade pond, existing landscaping, and several full-grown trees. Adding the proposed addition to the south side of the house would be impractical because of the location of the driveway and the steep slope of that side of the property. The east side is impractical because that is the front of the dwelling. The grant of the requested variance would do substantial justice to the applicant, as well as to other, adjacent property owners, who have indicated on the attached letter their support for the setback variance. The variance would benefit the neighboring properties, and the general public, by preserving several existing (mature) trees and extensive landscaping on the northern portion of the lot.

**ZONING DESCRIPTION FOR:** 403 Woodbine Avenue

96-296-A

**BEGINNING** for the same on the westernmost side of Woodbine Avenue and at the distance of 210 feet northeasterly from the intersection of the westernmost side of Woodbine Avenue with the northernmost side of Chesapeake Avenue and running thence bounding on the westernmost side of Woodbine Avenue North 27 degrees 34 minutes east 125 feet to the end of the third line of the land which by a Deed dated June 21, 1941 and recorded among the Land Records of Baltimore County in Liber CWB, Jr., No. 1175 folio 44, etc. was conveyed by John A. Horn, et al. to Harold C. Dix, thence bounding reversely on said line north 63 degrees 45 minutes west 125 feet thence parallel with Woodbine Avenue south 27 degrees 34 minutes west 125 feet and thence parallel with Chesapeake Avenue south 63 degrees 45 minutes east 125 feet to the place of beginning.

**BEING** the same lot of ground which by Deed dated January 13, 1989 and recorded among the Land Records of Baltimore County in Liber SM 8091 folio 183 was granted and conveyed from Catherine E. Lowe unto Donald Rigsby Wright. Also known as 403 Woodbine Avenue, Towson, Maryland 21204, and located in the 9B Election District, Councilmanic District 4.

# 298

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-296-A

District 9th Date of Posting 2/20/96  
Posted for: Variance  
Petitioner: Ronald Wright  
Location of property: 403 Woodbine Ave  
Location of Signs: Corner of Woodbine & Chesapeake  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_  
Signature





Town

Post by: 2/18/96

CASE NUMBER: 96-296-A (Item 298)  
403 Woodbine Avenue  
W/S Woodbine Avenue, 210' N of c/l Chesapeake Avenue  
9th Election District - 4th Councilmanic  
Legal Owner: Donald Rigsby Wright

Administrative Variance to permit a 15 foot rear yard in lieu of 30 feet.

---

## No.

016795

96-296-01379  
96-296-A

DATE 2/7/96

-ACCOUNT

01-013

$$B_4: 2.175 \text{ K}$$

It. 298

AMOUNT \$ 85.00

RECEIVED FROM: Wright, Donald - 403 Woodbine Ave  
City, N.Y.

010- Row Var (alk min) - \$50.00

000- 1 sign posting - \$35.00

**FOR:**

U-1103441 CHRC

009:14AM02-07-98

\$45.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER  
YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 298 Petitioner: DONALD WRIGHT

Location: 403 WOODBINE AVE, TOWSON MD 21204

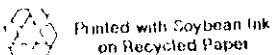
PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONALD WRIGHT

ADDRESS: 403 WOODBINE AVE

TOWSON, MD 21204

PHONE NUMBER: 296-6732



Printed with Soybean Ink  
on Recycled Paper

MICROFILM

12

Arnold Jablon  
Director

cc: Donald Rigsby Wright  
Julie Wright



Printed with Soybean Ink  
on Recycled Paper

**Plat to accoi**

**PROPERTY ADDRESS:**

**Subdivision name:** \_\_\_\_\_

**Plat book #** \_\_\_\_\_ **, folio #** \_\_\_\_\_

**OWNER:** \_\_\_\_\_



**North**

**date:** \_\_\_\_\_

**prepared by:** \_\_\_\_\_



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 15, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-296-A (Item 298)  
403 Woodbine Avenue  
W/S Woodbine Avenue, 210' N of c/l Chesapeake Avenue  
9th Election District - 4th Councilmanic  
Legal Owner: Donald Rigsby Wright

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 18, 1996. The closing date (March 4, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Donald Rigsby Wright  
Julie Wright



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 27, 1996

Donald Rigsby Wright  
403 Woodbine Avenue  
Towson, MD 21204

RE: Item No.: 298  
Case No.: 96-296-A  
Petitioner: D. R. Wright, et ux

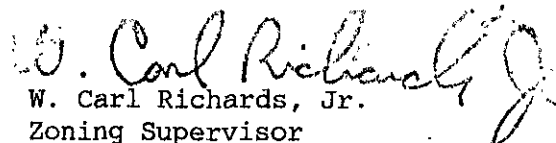
Dear Mr. and Mrs. Wright:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 7, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Feb. 26, 1996  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for February 26, 1996  
Items 294, 295, 296, 298, 299, 300, 301, 302, 303  
and 303

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 20, 1996

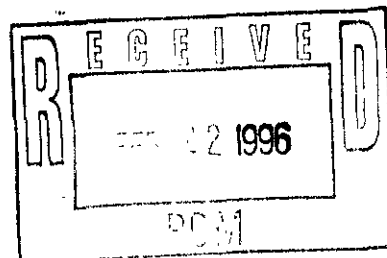
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 294, 295, 296, 298, 299, 300,  
301, 302 & 304.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED





B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Permits and Development  
Management

**DATE:** February 21, 1996

**FROM:** Pat Keller, Director  
Office of Planning

**SUBJECT:** Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 295, 296, 298, 300, 301, 303 and 304

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol Keller*

PK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

*2-16-96*

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. *298 (MJK)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

January 23, 1996

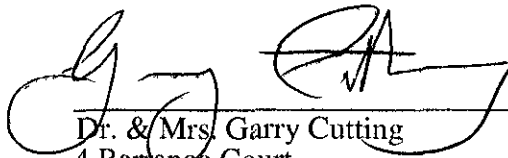
Zoning Review  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Ref: Administrative Variance  
Donald R. Wright  
403 Woodbine Avenue  
Towson, Maryland 21204

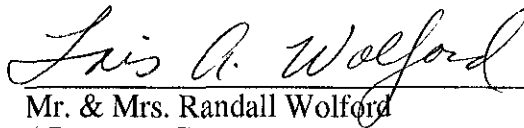
Dear Zoning Commissioner:

The undersigned property owner's of Barranco Court support the application for an Administrative Variance by Donald R. Wright for the construction of an addition on his property at 403 Woodbine Avenue. We have discussed with him the details pertaining to the use and construction of this addition.

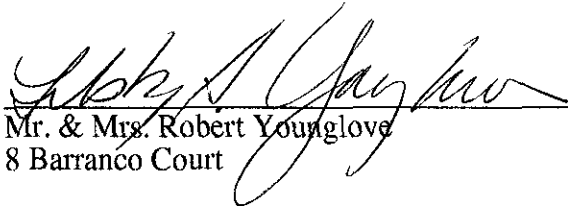
Respectfully,



Dr. & Mrs. Garry Cutting  
4 Barranco Court  
(Residence adjoining 403 Woodbine)



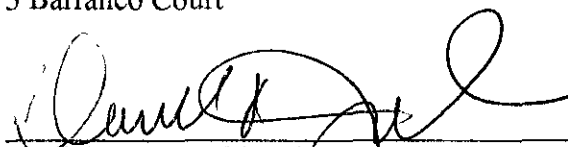
Mr. & Mrs. Randall Wolford  
6 Barranco Court



Mr. & Mrs. Robert Younglove  
8 Barranco Court



Dr. & Mrs. Albert Perrilli  
5 Barranco Court



Dr. & Mrs. Donald Jasinski  
3 Barranco Court

MICROFILMED

# 298

**Plat to accompany Petition for Zoning**

**Variance**

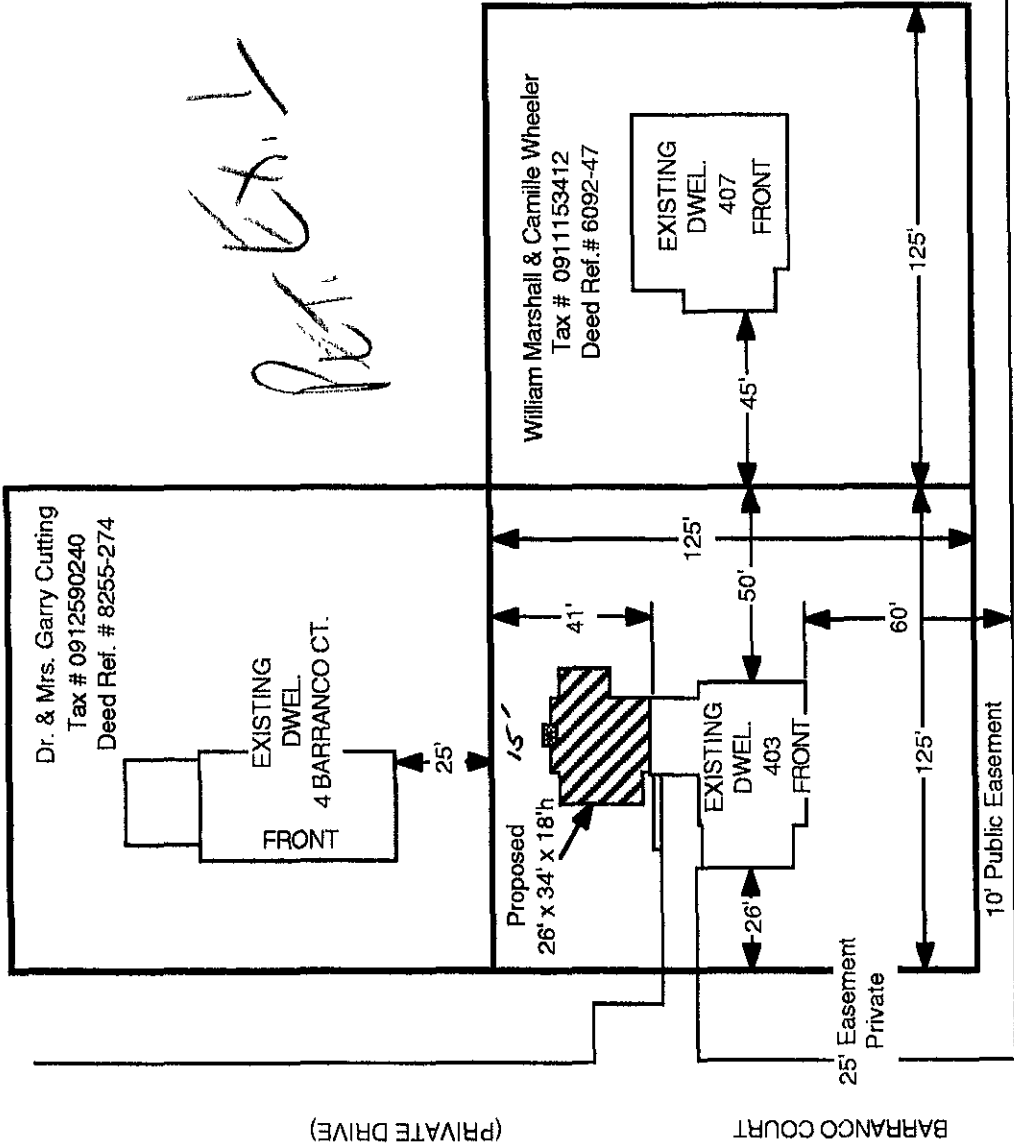
**Property Address: 403 Woodbine Avenue**

Subdivision: West Towson

Liber S.M. 8091 folio 186

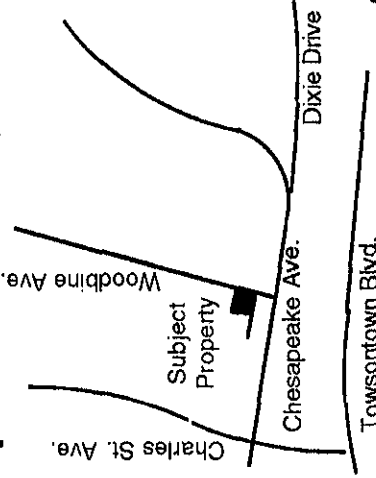
Owner: Donald R. Wright

**96-296-A**



North

**Special Hearing**



North  
Vicinity Map  
1" = 1000'

**LOCATION INFORMATION**

Election District: **9B**

Councilmanic District: **4**

1" = 200' scale map: **NW - 10A**

Zoning: **DR 3.5**

Lot size: **.367 acres 15,625 sq. ft.**

public private

SEWER



WATER



yes no

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: **NONE**

**Zoning Office Use Only**

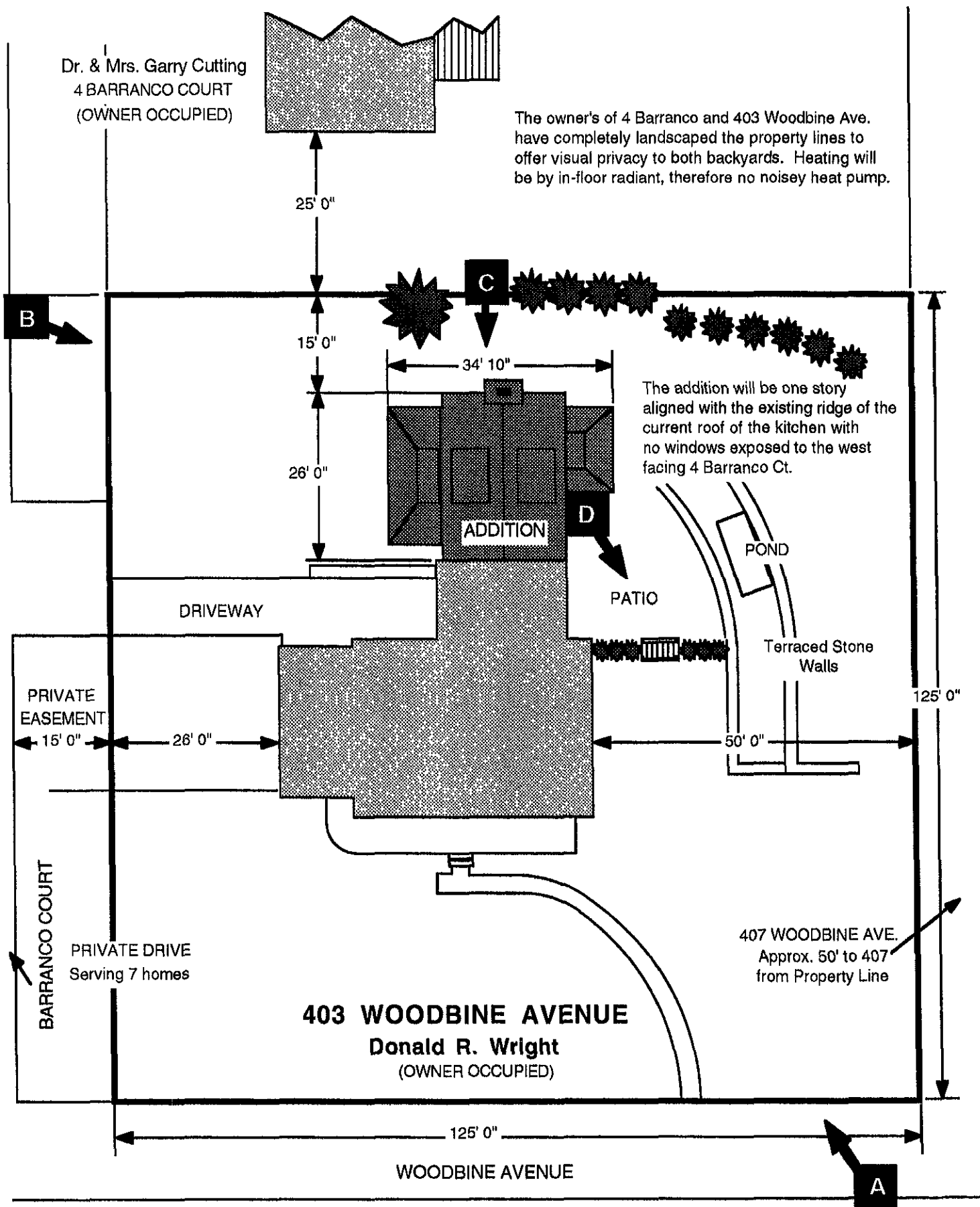
reviewed by: *MDK*

ITEM #: *298*

CASE #

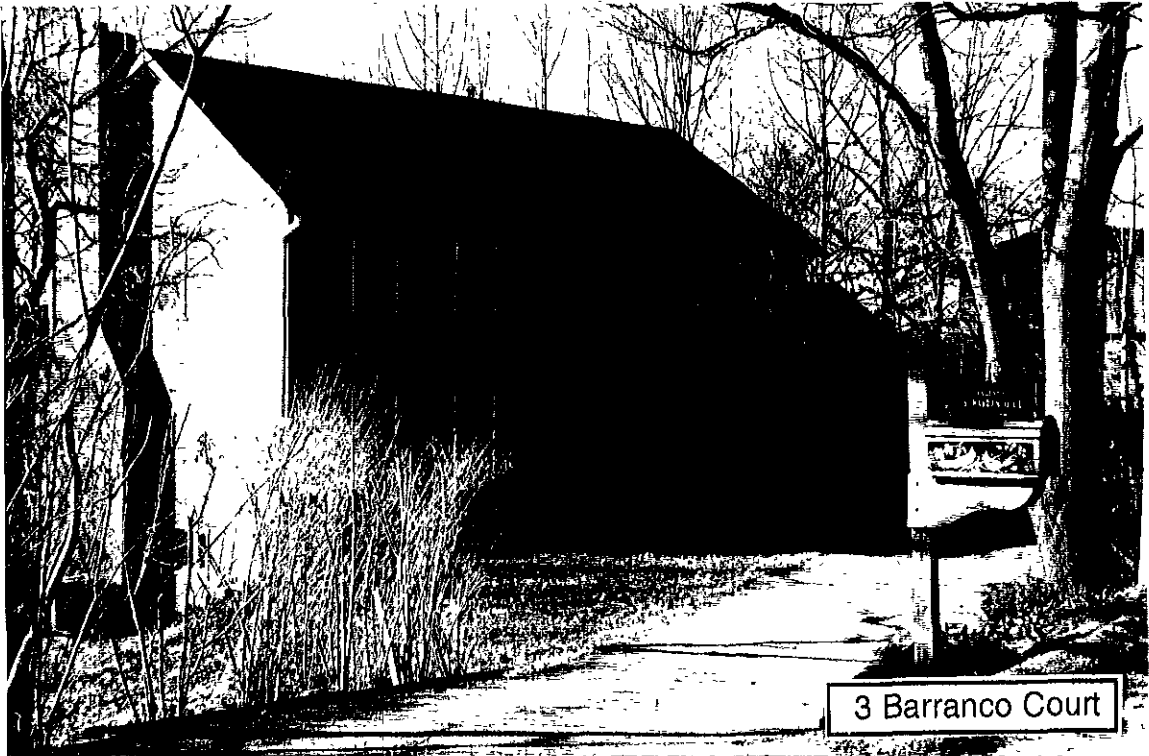
date: Jan. 29, 1996

prepared by: drw Scale 1" = 50'



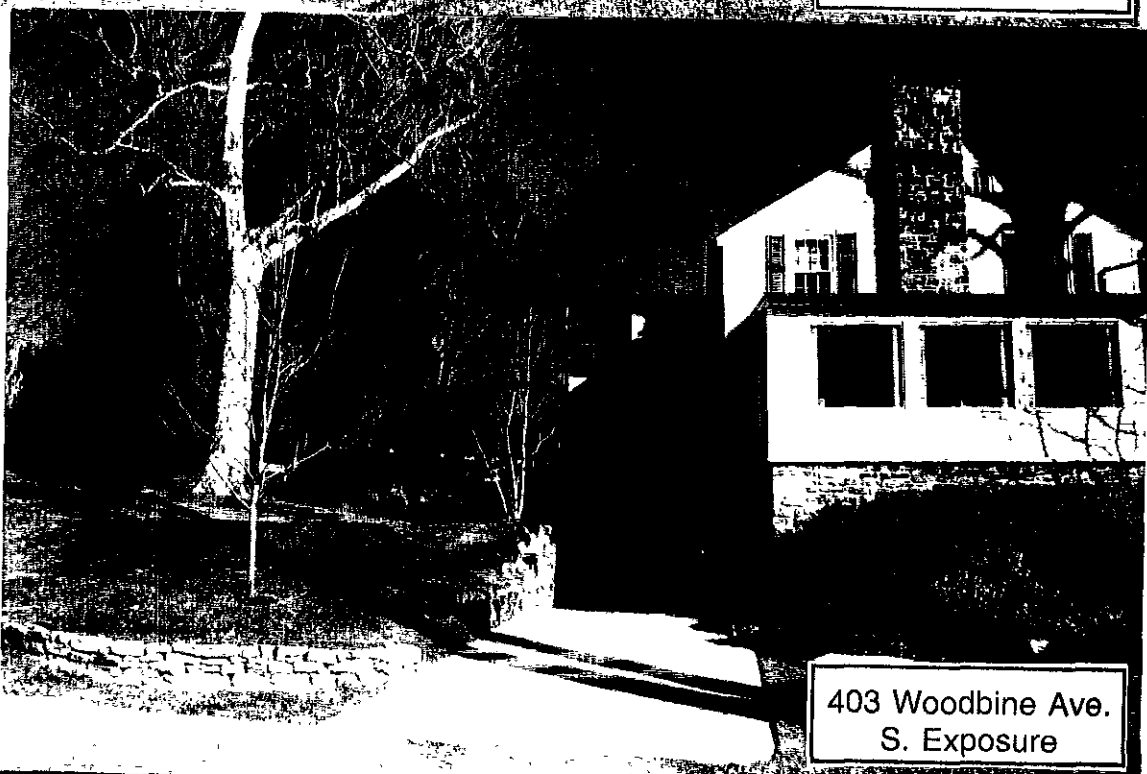
SCALE 1" = 20'

# 288

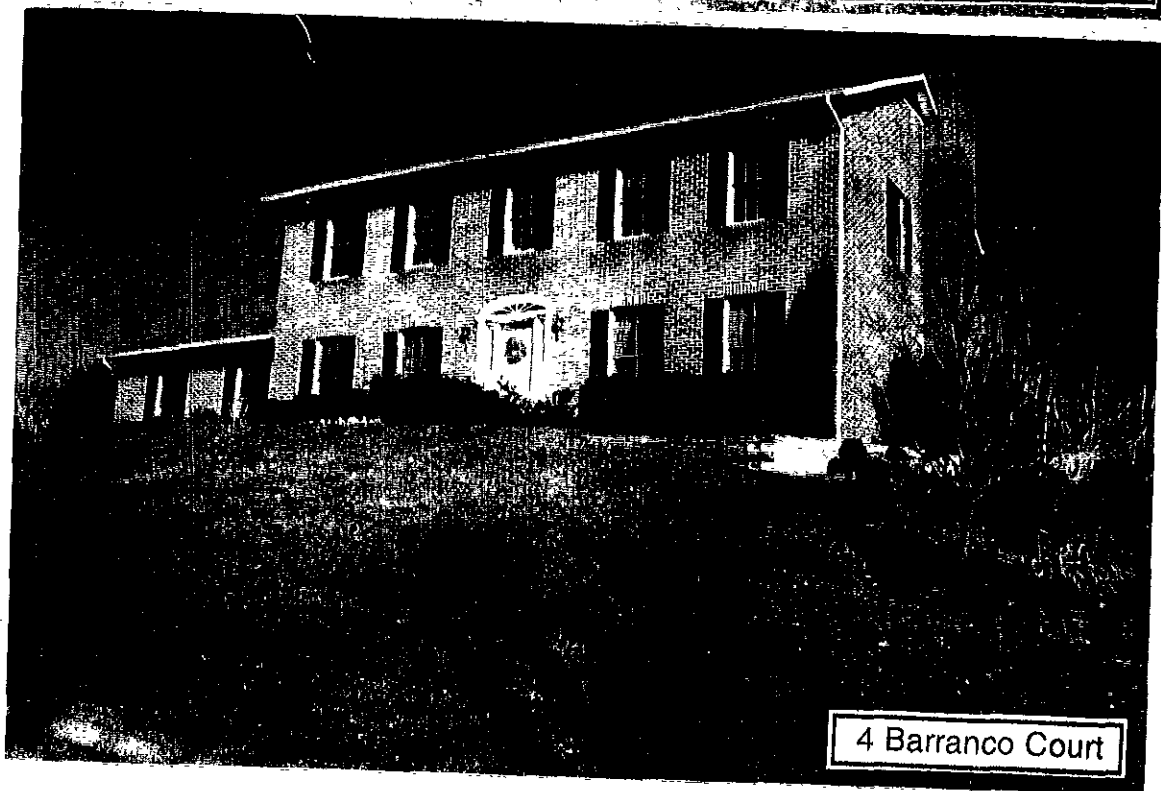




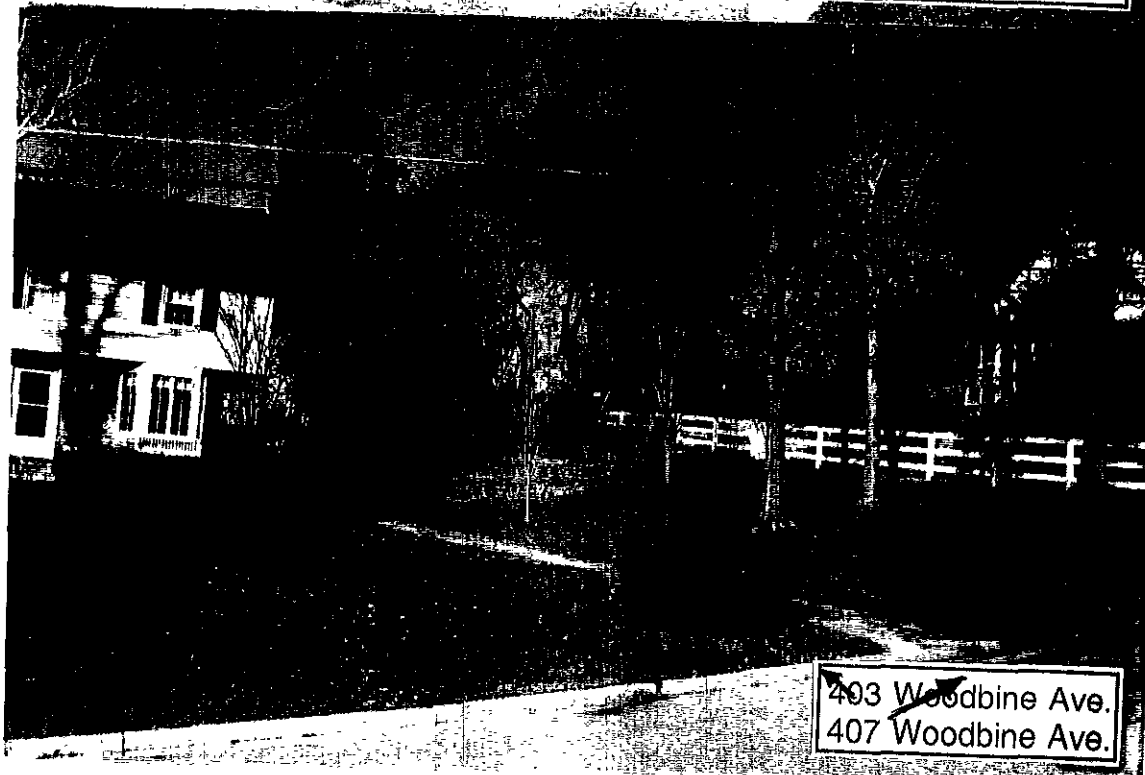
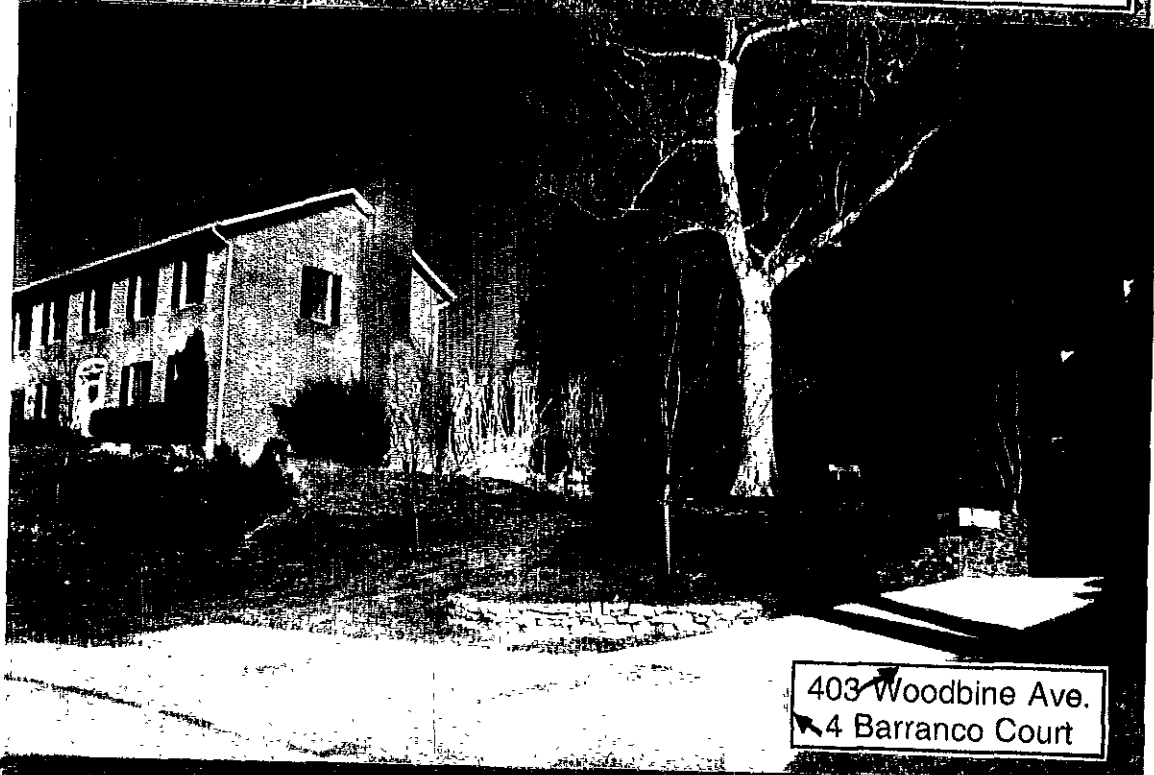
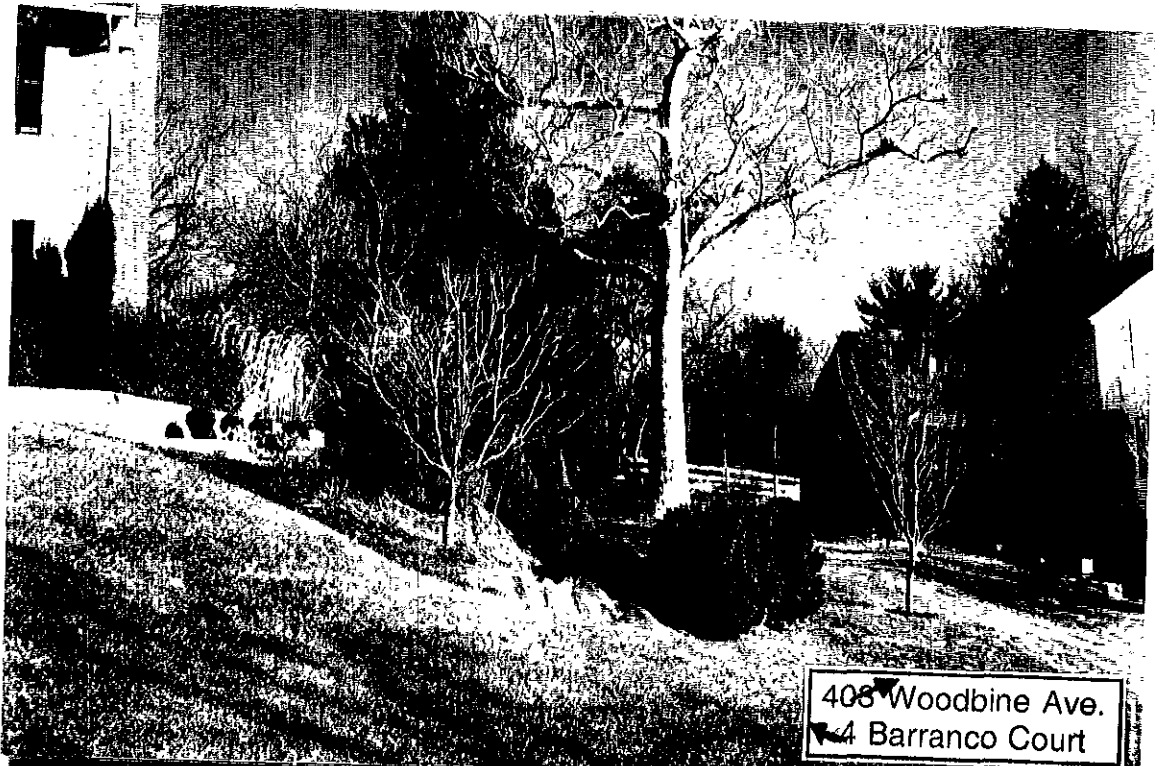
403 Woodbine Ave.  
S.E. Exposure



403 Woodbine Ave.  
S. Exposure



4 Barranco Court





96-296-A



8 Barranco Court

Shows the front of 403 Woodbine  
and the landscaping on the north  
side 96-2960-A

Shows south & west sides of  
403 Woodbine. Sycamore tree is  
dying & will have to be removed

The addition will extend from  
the west side of the house  
toward the east side of #298





WEST SIDE OF 403 WOODBINE

The addition will extend from  
this side of the house

PATIO, LANDSCAPING & POND  
LOCATED ON THE NORTH SIDE  
OF 403 WOODBINE

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Woodbine Avenue, 210' N of  
the c/l of Chesapeake Avenue  
(403 Woodbine Avenue)  
9th Election District  
4th Councilmanic District  
Donald R. Wright  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-296-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 403 Woodbine Avenue, located in the vicinity of Chesapeake Avenue and Charles Street Avenue in Towson. The Petition was filed by the owner of the property, Donald R. Wright. The Petitioner seeks relief from Section 1801.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear building face to rear property line setback of 15 feet in lieu of the required 30 feet for a proposed 26' x 34' addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 1801.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear building face to rear property line setback of 15 feet in lieu of the required 30 feet for a proposed 26' x 34' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

March 6, 1996

(410) 887-4386

Mr. Donald R. Wright  
403 Woodbine Avenue  
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Woodbine Avenue, 210' N of the c/l of Chesapeake Avenue  
(403 Woodbine Avenue)  
9th Election District - 4th Councilmanic District  
Donald R. Wright - Petitioner  
Case No. 96-296-A

Dear Mr. Wright:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 403 Woodbine Avenue  
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1.b. (Setback Requirements for Single Family detached Residential Dwellings in D.R. 3.5) 30' from rear building face to rear property line. To permit a 15' rear yard in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY (SEE ATTACHED SHEET)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Donald R. Wright

Type or Print Name

Signature

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## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at:  
403 Woodbine Avenue  
Towson MD 21204  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please reword or phrase if necessary)

PRACTICAL DIFFICULTY (SEE ATTACHED SHEET)

The Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s)  
Donald R. Wright  
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of March, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald R. Wright

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

February 2, 1996

Marie B. Baumgardner  
NOTARY PUBLIC

My Commission Expires 9/1/99

PRACTICAL DIFFICULTY

Applicant seeks the variance in order to construct an addition to his single-family detached, owner-occupied, residential dwelling. Compliance with the strict letter of the setback requirement would render conformity with such restrictions unnecessarily burdensome because constructing the addition on any other area of the lot would require material alterations to the site. The topography of the lot is such that to build the proposed addition on the north side of the house, in order to comply with setback requirements, would necessitate regrading the lot for drainage purposes, thereby destroying a manmade pond, existing landscaping, and several full-grown trees. Adding the proposed addition to the south side of the house would be impractical because of the location of the driveway and the steep slope of that side of the property. The east side is impractical because that is the front of the dwelling. The grant of the requested variance would do substantial justice to the applicant, as well as to other, adjacent property owners, who have indicated on the attached letter their support for the setback variance. The variance would benefit the neighboring properties, and the general public, by preserving several existing (mature) trees and extensive landscaping on the northern portion of the lot.

ZONING DESCRIPTION FOR: 403 Woodbine Avenue

BEGINNING for the same on the westernmost side of Woodbine Avenue and at the distance of 210 feet northeasterly from the intersection of the westernmost side of Woodbine Avenue with the northernmost side of Chesapeake Avenue and running thence bounding on the westernmost side of Woodbine Avenue North 27 degrees 34 minutes east 125 feet to the end of the third line of the land which by a Deed dated June 21, 1941 and recorded among the Land Records of Baltimore County in Liber CWB, Jr., No. 1175 folio 44, etc. was conveyed by John A. Horn, et al. to Harold C. Dix, thence bounding reversely on said line north 63 degrees 45 minutes west 125 feet thence parallel with Woodbine Avenue south 27 degrees 34 minutes west 125 feet and thence parallel with Chesapeake Avenue south 63 degrees 45 minutes east 125 feet to the place of beginning.

BEING the same lot of ground which by Deed dated January 13, 1989 and recorded among the Land Records of Baltimore County in Liber SM 8091 folio 183 was granted and conveyed from Catherine E. Lowe unto Donald Rigby Wright. Also known as 403 Woodbine Avenue, Towson, Maryland 21204, and located in the 9B Election District, Councilmanic District 4.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th  
Posted for: Variance Date of Posting: 2/20/96  
Petitioner: Donald Wright  
Location of property: 403 Woodbine Ave  
Location of Sign: Corner of Woodbine & Chesapeake  
Remarks: See attached  
Posted by: JD Wright Date of return: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

Post by: 2/18/96

CASE NUMBER: 96-296-A (Item 298)  
403 Woodbine Avenue  
W/S Woodbine Avenue, 210' N of c/l Chesapeake Avenue  
9th Election District - 4th Councilmanic  
Legal Owner: Donald Rigby Wright

Administrative Variance to permit a 15 foot rear yard in lieu of 30 feet.

BALTIMORE COUNTY, MARYLAND		No. 013795	
OFFICE OF FINANCE-REVENUE DIVISION		76-296-A	
MISCELLANEOUS CASH RECEIPT		01-15	
DATE: 2/17/96	ACCOUNT: 01-15		
By: <u>JD Wright</u>	Amount: \$ 85.00		
Item: 298			
RECEIVED: <u>Wright, Donald - 403 Woodbine Ave</u>			
FROM: <u>010- Rev Var (Admin) - \$ 50.00</u>			
<u>030- 1500 posting - \$ 35.00</u>			
FOR: _____			
834914034411CHRC			
BA 000914A02-07-96			
985.00			
VALIDATION OR SIGNATURE OF CASHIER			
_____			





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 298 Petitioner: DONALD WRIGHT

Location: 403 WOODBINE AVE, TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONALD WRIGHT

ADDRESS: 403 WOODBINE AVE

TOWSON, MD 21204

PHONE NUMBER: 296-6136



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 15, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-296-A (Item 298)  
403 Woodbine Avenue  
W/O Woodbine Avenue, 210' N of c/o Chesapeake Avenue  
9th Election District - 4th Councilmanic  
Legal Owner: Donald Rigby Wright

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 18, 1996. The closing date (March 4, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

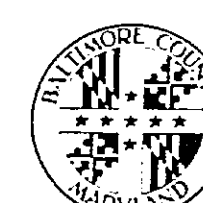
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Donald Rigby Wright  
Julie Wright

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 27, 1996

Donald Rigby Wright  
403 Woodbine Avenue  
Towson, MD 21204

RE: Item No.: 298  
Case No.: 96-296-A  
Petitioner: D. R. Wright, et ux

Dear Mr. and Mrs. Wright:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 7, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 26, 1996  
Zoning Administration and Development Management

FROM: Robert M. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for February 26, 1996  
Items 294, 295, 296, 298, 299, 300, 301, 302, 303 and 303

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4330

DATE: 02/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

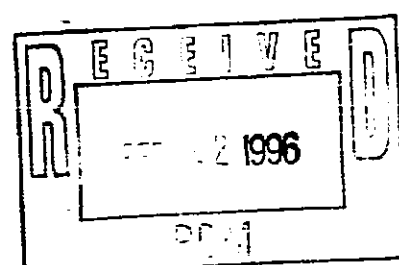
Location: DISTRIBUTION MEETING OF FEB. 20, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 294, 295, 296, 298, 299, 300, 301, 302 & 304.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: February 21, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 295, 296, 298, 300, 301, 303 and 304

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Pat Keller*

PK/JL

ITEM295/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 298 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Zoning Review  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 23, 1996

Ref: Administrative Variance  
Donald R. Wright  
403 Woodbine Avenue  
Towson, Maryland 21204

Dear Zoning Commissioner:

The undersigned property owner's of Barranco Court support the application for an Administrative Variance by Donald R. Wright for the construction of an addition on his property at 403 Woodbine Avenue. We have discussed with him the details pertaining to the use and construction of this addition.

Respectfully,

*Garry Cutting*  
Dr. & Mrs. Garry Cutting  
4 Barranco Court  
(Residence adjoining 403 Woodbine)

*Mr. & Mrs. Randall Wolford*  
Mr. & Mrs. Randall Wolford  
6 Barranco Court

*Mr. & Mrs. Robert Younglove*  
Mr. & Mrs. Robert Younglove  
8 Barranco Court

*Dr. & Mrs. Albert D. Pennell*  
Dr. & Mrs. Albert D. Pennell  
5 Barranco Court

*Dr. & Mrs. Donald Jasinski*  
Dr. & Mrs. Donald Jasinski  
3 Barranco Court

# 298

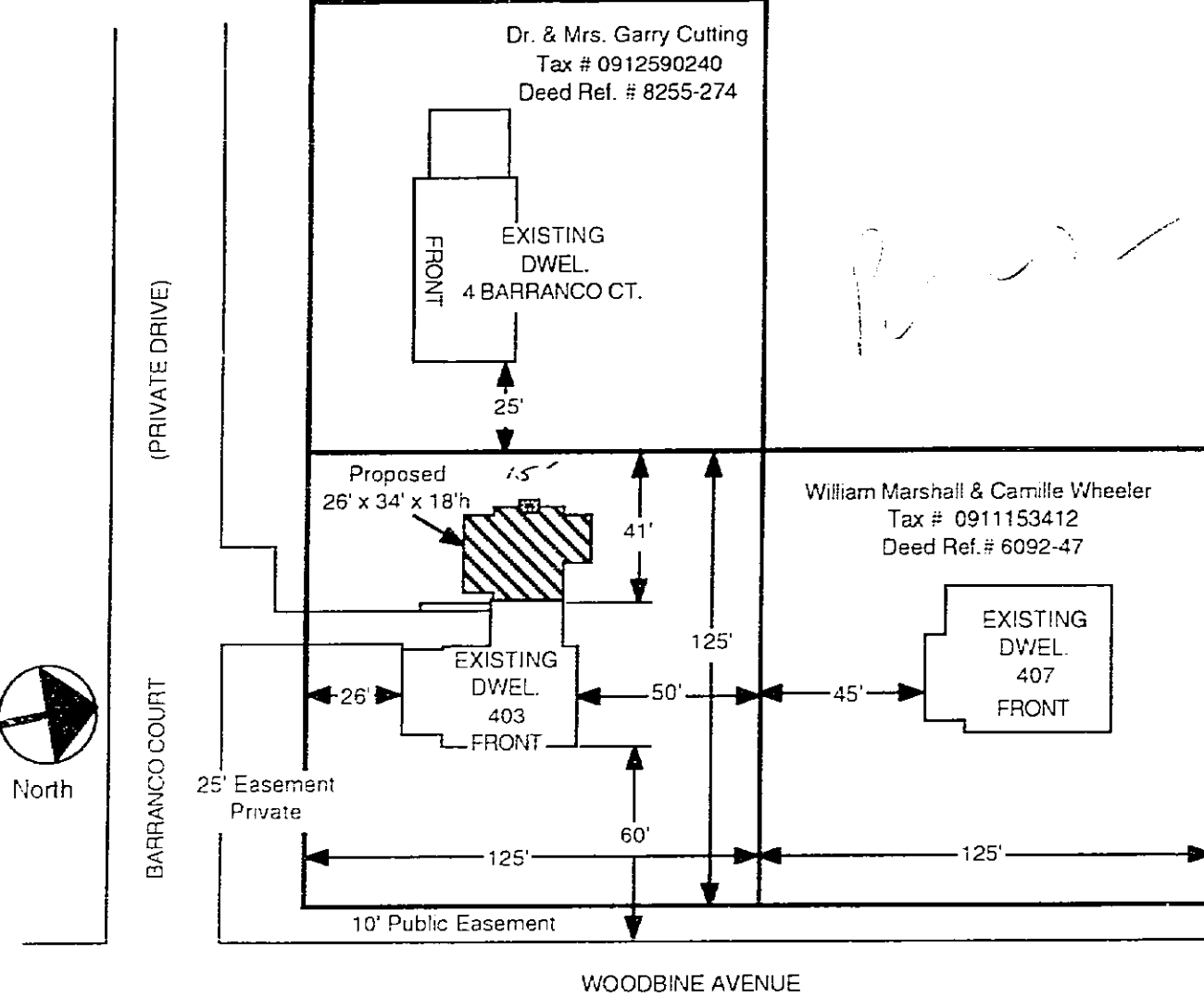


**Plat to accompany Petition for Zoning Variance Special Hearing**

Property Address: 403 Woodbine Avenue

Subdivision: West Towson  
Liber S.M. 8091 folio 186  
Owner: Donald R. Wright

96-296-A



date Jan. 29, 1996  
prepared by: dnr Scale 1" = 50'

**LOCATION INFORMATION**

Election District: 9B

Councilmanic District: 4

1" = 200' scale map: NW - 10A

Zoning: DR 3.5

Lot size: .367 acres 15,625 sq. ft.

SEWER: public private

WATER: yes no

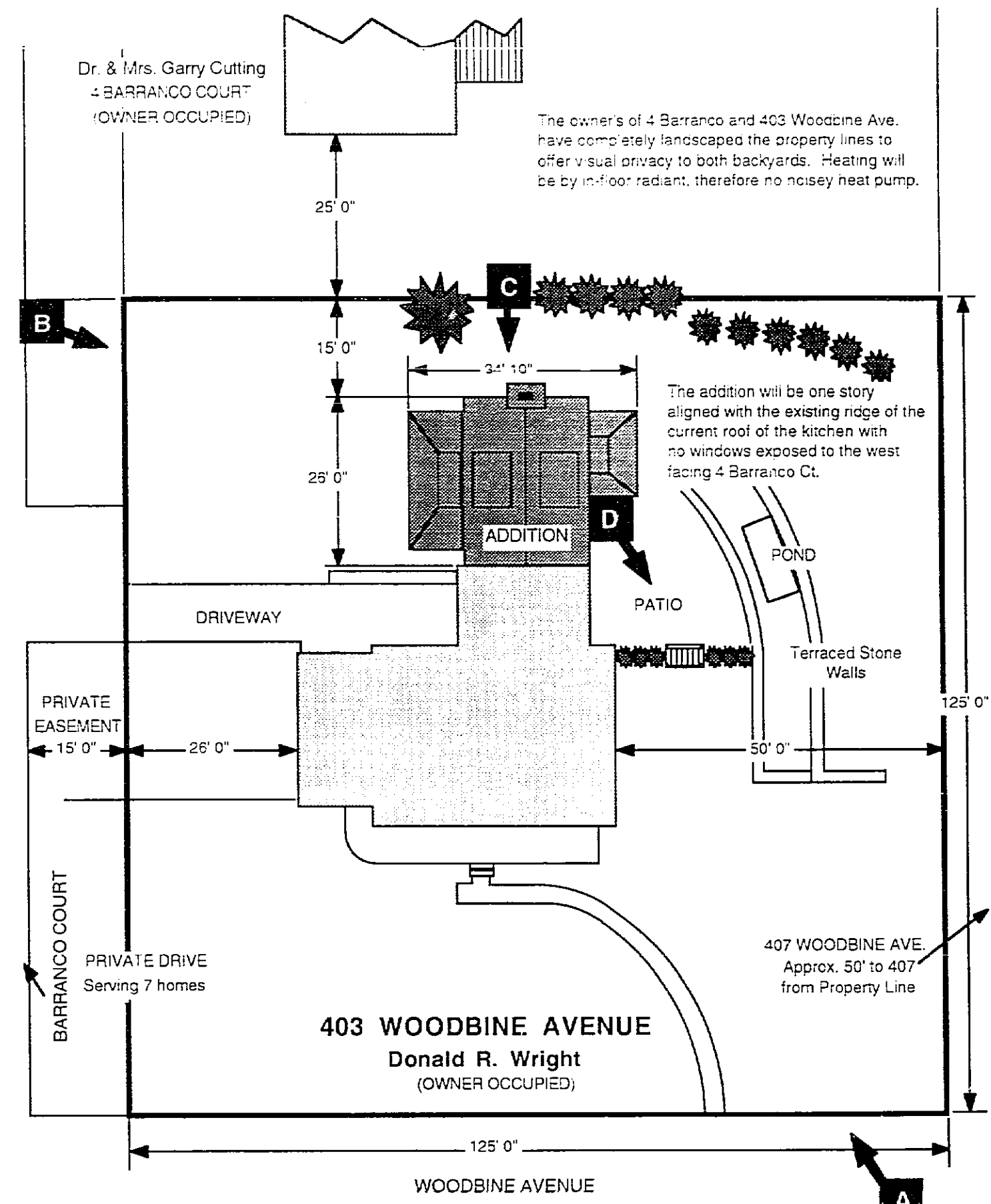
Chesapeake Bay Critical Area: no

Prior Zoning Hearings: NONE

Zoning Office Use Only

reviewed by: ITEM #: CASE #

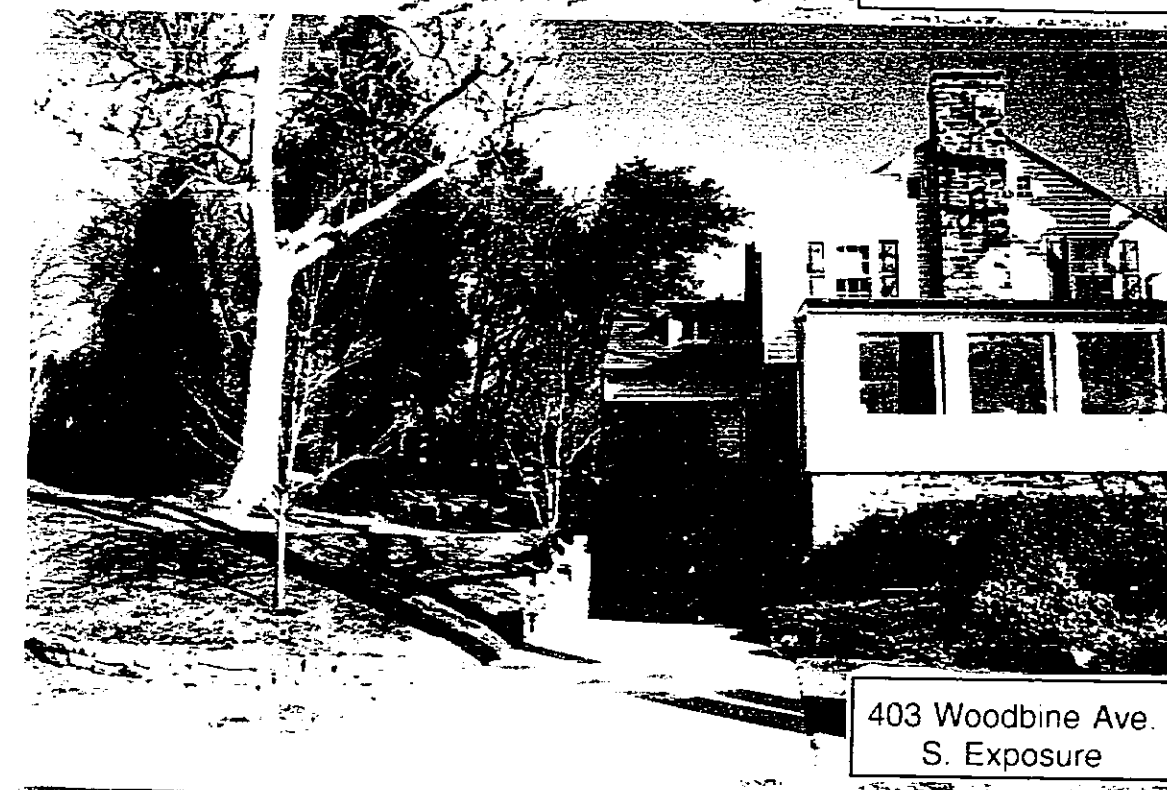
MDK 248



SCALE 1" = 20'



403 Woodbine Ave. S.E. Exposure



403 Woodbine Ave. S. Exposure



4 Barranco Court



5 Barranco Court



5 Barranco Court



7 Barranco Court



403 Woodbine Ave. 4 Barranco Court



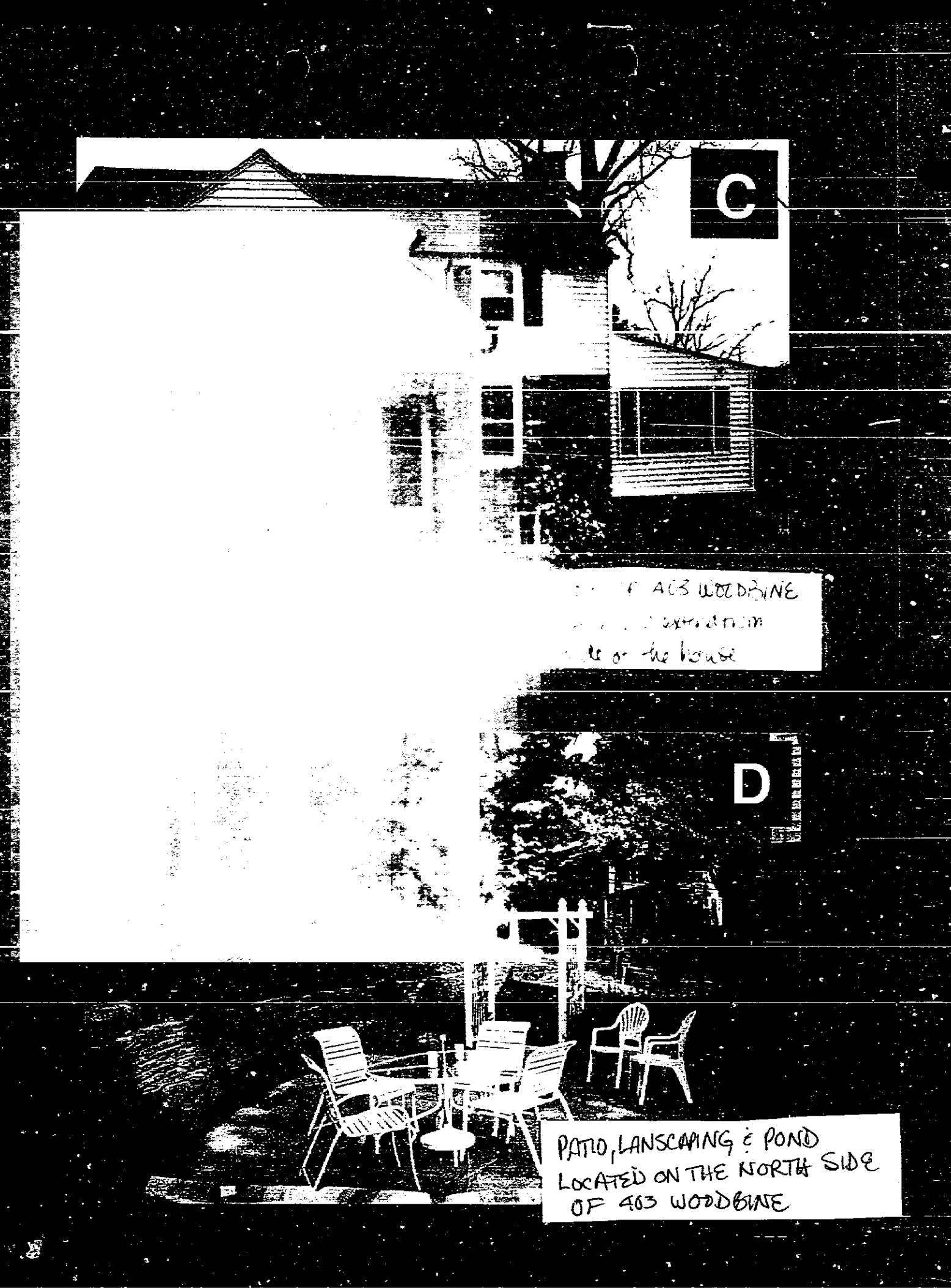
403 Woodbine Ave. 407 Woodbine Ave.



8 Barranco Court

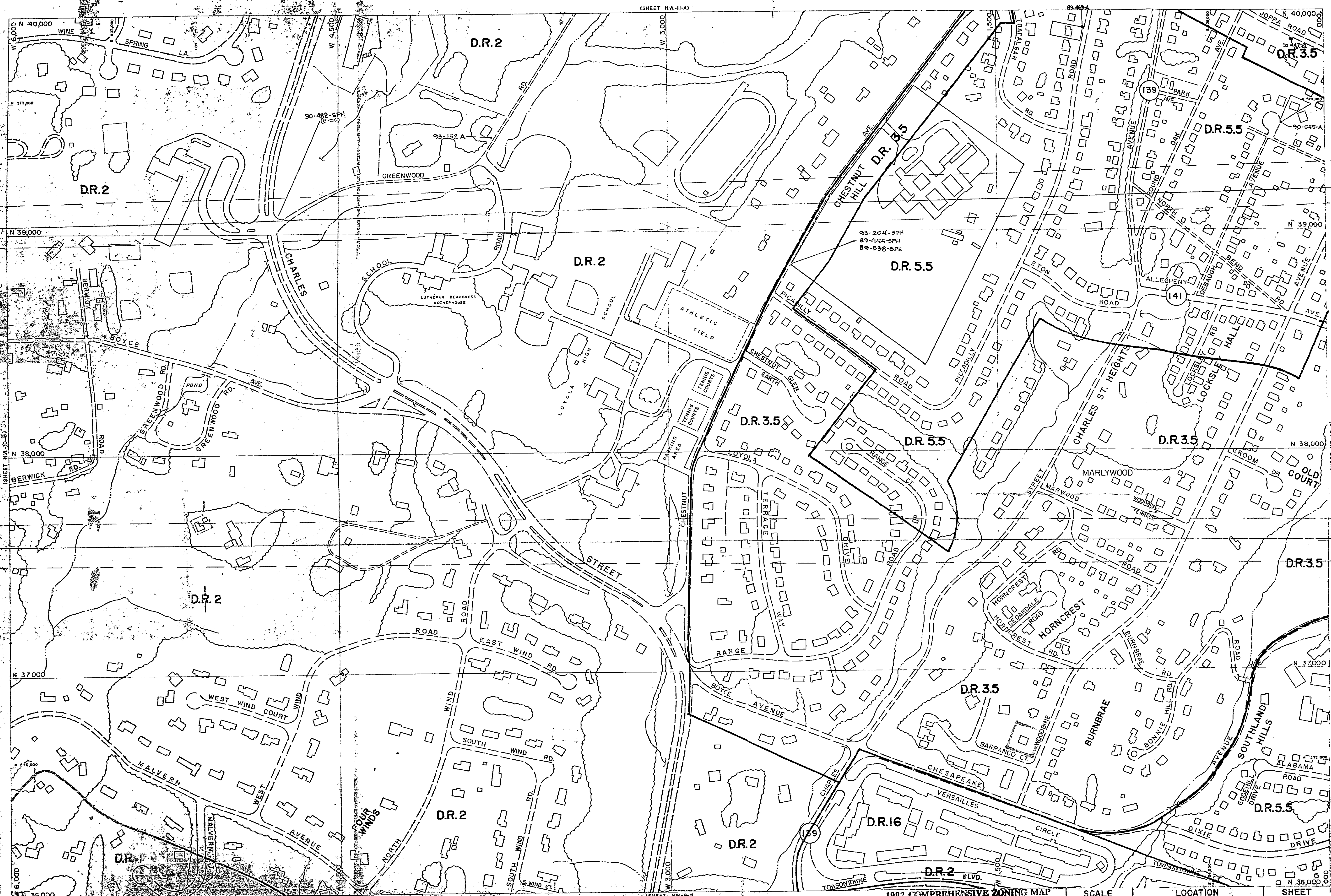


Shows South & West sides of 403 Woodbine. Dynamic tree is 1/2" high. Have to be removed. The area north of the house is 1/2" high. Have to be removed. 403 Woodbine Ave. 407 Woodbine Ave.



PATIO, LANDSCAPING & POND LOCATED ON THE NORTH SIDE OF 403 WOODBINE





O-NE N-NW S-SE R-SW	1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ed. Nos. 144-89, 145-89, 146-89, 147-89, 148-89, 149-89, 150-89	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP 1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ed. Nos. 144-89, 145-89, 146-89, 147-89, 148-89, 149-89, 150-89	SCALE 1" = 200'	LOCATION TOWSON	SHEET NW 10-A
THIS MAP HAS BEEN REVISED IN SELECTED AREAS TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART HORN, INC. BALTIMORE, MD. 21210	DATE OF PHOTOGRAPHY JANUARY 1986	DATE OF PHOTOGRAPHY JANUARY 1986	DATE OF PHOTOGRAPHY JANUARY 1986	DATE OF PHOTOGRAPHY JANUARY 1986	DATE OF PHOTOGRAPHY JANUARY 1986

96-296-A

#298



96-296-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

TOWSON

NW  
10-A

#298